



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2010-5177, Version: 1

FINAL FOR PUBLICATION

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development No. 213 symbols and indications as shown on Map 9-1 in the area bounded by:

West Roscoe Street; North Western Avenue; a line 535 feet north of and parallel to West Belmont Avenue; Cambell Avenue;

to those of Business Planned Development No. 213, as amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Common address: 3330 North Western Avenue, Chicago, Illinois

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER 213,

AS AMENDED

Plan of Development Statements

1. The area delineated as Business Planned Development Number 213 consists of approximately four hundred forty thousand eight (440,008) net square feet (10.10 acres) of property bounded by West Roscoe Street; North Western Avenue; a line 535 feet north of and parallel to West Belmont Avenue; and North Cambell Avenue (the "Property"). The Applicant, FW IL-Riverview Plaza, LLC (the "Applicant") is the owner of the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessees. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. For so long as the Applicant owns any part of the Property, the Applicant shall be the sole designated zoning control party for the entire Property including all subareas. At which time the Applicant no longer owns any part of the Property, any changes or modifications to this Planned Development may be made by owners of the Property in accordance with Section 17-8-0400 of the Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the

parties authorized to apply for future amendments, modifications or other changes to this Planned Development.

4. This planned development consists of these Seventeen (17) statements, a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land Use Map, a Planned Development Property Line and Boundary Map, a Site Plan, a Landscape Plan, and building elevations, all prepared by OKW Architects, last revised January 20, 2011. Full-sized copies of these plans are on file with the Department of Zoning and Land Use

APPLICANT: FW IL-Riverview Plaza, LLC

ADDRESS: .1330 North Western Avenue, Chicago, Illinois

DATE: November 3, 2010

CPC DATE: January 20, 2011

FINAL FOR PUBLICATION

Planning (with its successors, the "Department"). These and no other zoning controls shall apply to the Property. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses of the Property permitted pursuant to this planned development all uses permitted in the C1-2 Neighborhood Commercial District. In addition, drive-throughs are expressly permitted.

6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. All other on-premise signs shall be permitted within the planned development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. Off-Premise Signs shall not be permitted in the planned development.

7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

8. The maximum height of improvements on the Property shall be as designated on the Elevations and in the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.

10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 4 above, in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance (to the extent the same are not inconsistent with such plans) and corresponding regulations and guidelines.

11. The City of Chicago established a Part II Review Fee for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department prior to the issuance of any Part II approval.

12. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessee of the Property and a determination by the

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Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development and the purposes underlying the provisions

hereof. Any such modification of the requirements of the planned development by the Commissioner of the Department shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall design, construct and maintain all new buildings located within the Property in accordance with the City of Chicago's Building Green/Green Roof Matrix in effect as of the date of approval of this planned development. The Applicant will provide a green roof of approximately 7,000 square feet, which exceeds the requirements of such Matrix.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this planned development.

16. The Applicant will comply with Rules and Regulations For the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

17. Unless substantial construction or renovation has commenced within six (6) years of the effective date of (his Planned Development, this amended Planned Development shall expire upon the sixth anniversary of the effective date hereof. If this amended Planned Development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Business Planned Development No. 213 in effect immediately prior to this amendment. Such reversion shall not render any building existing at the time to be non-conforming. The six year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

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BUSINESS PLANNED DEVELOPMENT NUMBER 213, AS AMENDED

Plan of Development Bulk Regulations And Data Table

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: + 521,215 gross square feet (11.97 acres) = ± 440,008 net square feet (10.10 acres) + ± 81,207 square feet (1.86 acres) in public right-of-way.

Maximum F.A.R.: 0.40

Minimum Number of Parking Spaces: 547

Setbacks Per Site Plan

Maximum Building Height: Per Building Elevations

APPLICANT: FW IL-Riverview Plaza, LLC
ADDRESS: 3330 North Western Avenue, Chicago, Illinois
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Minimum Number of Parking Spaces: 547

Setbacks Per Site Plan

Maximum Building Height: Per Building Elevations

APPLICANT: FW IL-Riverview Plaza, LLC

ADDRESS: 3330 North Western Avenue, Chicago, Illinois

DATE: November 3, 2010

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APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS: 3330 N. WESTERN AVE.

SUBMITTED: NOVEMBER 3, 2010

CPC DATE: JANUARY 20, 2011

SCALE: 1" = 300'-0"

EXISTING LAND USE MAP

FINAL FOR PUBUCAIIOH

LEGEND:

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SUBJECT PREMISES

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS:

3330 N. WESTERN AVE.

SUBMITTED: NOVEMBER 3, 2010

CPC DATE: JANUARY 20, 2011

SCALE: 1" = 300'-0"

EXISTING ZONING MAP

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AREA CALCULATIONS:

PL. BOUNDARY 440,007 S.F. (10.101 AC)

P.D. BOUNDARY 521,215 S.F. (11.965 AC)

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS: 3330 N. WESTERN AVE.

SUBMITTED: NOVEMBER 3, 2010

CPC DATE: JANUARY 20, 2011

SCALE: 1"= 150'-0"

PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE PLAN MAP FINAL FOR PUBLICATION

AREA CALCULATIONS:

P.L. BOUNDARY 440,007 S.F. (10.101 AC)

P.D. BOUNDARY 521,215 S.F. (11.965 AC)

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS: 3330 N. WESTERN AVE.

SUBMITTED: NOVEMBER 3, 2010

CPC DATE: JANUARY 20, 2011 SCALE: 1" = 150'-0"

SITE PLAN

c0R pUBUCMW

LANDSCAPE REQUIREMENT SUMMARY

VEHICULAR USE AREA REQUIRED GREENSPACE PROPOSED GREENSPACE
PARKWAY PLANTING (1,000 LF) REQUIRED TREES PROPOSED TREES
PERIMETER PLANTING (1,451 LF) REQUIRED TREES EXISTING TREES TO REMAIN PROPOSED TREES TOTAL PERIMETER TREES
INTERIOR PLANTING
REQUIRED TREES EXISTING TREES TO REMAIN PROPOSED TREES TOTAL INTERIOR TREES
258,568 SF 25,857 SF 26,709 SF
40 40
58 26 33 59
207 1
123 124

MASTER PLANT LIST

16 20
ARU CEO GBA GTI PCA QBI TAR UCA
POM
PIN
PST

BOTANICAL NAME
SHADE TREES ACER RUBRUM 'RED SUNSET' CELTIS OCCIDENTALS 'PRAIRIE PRIDE' GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY) GLEDITSIA TRIACANTHOS X INERMIS 'SKYLINE' PYRUS GALLERY ANA 'ARISTOCRAT'
QUERCUS BICOLOR TILIA AMERICANA 'REDMOND' ULMUS CARPINIFOLIA 'ACCOLADE'
EVERGREEN TREES PICEAOMORIKA PINUS NIGRA PINUS STROBUS
ORNAMENTAL TREES CRATAEGUS CRUSGALLI 'INERMIS' MALUS 'DONALD WYMAN'
EVERGREEN SHRUBS JUNIPERUS HORIZONTALIS YOUNGSTOWN TAXUS MEDIA TJENSII TAXUS MEDIA 'HICKSII'

COMMON NAME
RED SUNSET MAPLE 3.0' BB
PRAIRIE PRIDE HACK BERRY 3.0' BB
AUTUMN GOLD GINKGO 3.0' BB
SKYLINE HONEYLOCUST 3.0' BB
ARISTOCRAT PEAR 3.0' BB
SWAMP WHITE OAK 3.0' BB
REDMOND LINDEN 3.0' BB
ACCOLADE SMOOTHLEAF ELM 3.0' BB
SERBIAN SPRUCE 8' HT. BB
AUSTRIAN PINE 6'HT. BB"
EASTERN WHITE PINE 6' HT. BB
COCKSPUR HAWTHORN DONALD WYMAN CRABAPPLE
Y. ANDORA JUNIPER 24" BB
DENSE YFW 24" BB
HICKS YEW 24" BB
174

SYM. BOTANICAL NAME
DECIDUOUS SHRUBS
EA EUONYMUS ALATA 'COMPACTA'
FB FORSYTHIA VIRIDISSIMA BRONXENSIS'
RA RHUS AROMATICA 'GRO LOW
RM ROSA MEDILAND
SJ SPIREA JAPONICA 'LITTLE PRINCESS'
SN SPIREA NIPPONICA 'SNOWMOUND'
SM SYRINGA MEYERI 'PALIBIN'
VC VIBURNUM CARLESEII

VO VIBURNUM OPULOUS 'COMPACTUM'
GROUNDCOVER
EP EUONYMUS PURPUREA COLORATUS'
GRASSES & PERENNIALS
ab ASTILBE 'FANAL'
cv COREOPSIS VERTICILLATA ZAGREB'
ep ECHINACEA PURPUREA 'MAGNUS'
ha . HEMEROCALLIS 'STELLA DE ORCT
lc LIATRIS CYLIDRICA
lg LEUCANTHEMUM X SUPERBUM 'SILVER PRINCESS',
ns NERETA SUBSESSILIS
ph PENNISETUM A. HAMELIN
pv PEROVSKIA ATRIPLICIFOLIA
fh RUDBEKIA GOLDSTURM
COMMON NAME
36" BB 74- BB 5 GAL 2 gal 24" BB 24" BB 36" BB 36" BB
COMPACT EUROPEAN VIBURNUM 4' BB
DWARF BURNING BUSH BRONX FORSYTHIA GRO LOW SUMAC RED SHRUB ROSE LITTLE PRINCESS SPIREA SNOWMOUND SPIREA DWARF KOREAN LILAC KOREANSPICE VIBURNUM
PURPLELEAF WINTERCREEPR 3" POTS
FANAL FALSE SPIREA
ZAGREB COREOPSIS
PURPLE CONEFLOWER
STELLA DE ORO DAY LILY
GAYFEATHER
DWARF SHASTA DAISY
CATMINT
HAMELIN FOUNT. GRASS RUSSIAN SAGE BLACK EYED SUSAN
18" O.
ia-o.
2 gal 18"o.
.c. 1 gal i.e. 1 qt c. 1 gal .c. 1 gal c. 1 gsi c. 1 gal c. 1 gal
c. 1 gal

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS: 3330 N. WESTERN AVE.

SUBMITTED: NOVEMBER 3, 2010

CPC DATE:

JANUARY 20, 2011

SCALE: 1"= 150'-0"

LANDSCAPE PLAN

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T/ RIDGE
23 -6
EAST ELEVATION (NEAR)
SCALE: 1" = 50'-0"
NORTH ELEVATION (NEAR) SCALE: 1" = 50'-0"

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1/ RIDGE
EL. 34'-S" V RIDGE
EL. 31'-0" T/ SLAB
EL. 0 -0

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NORTH ELEVATION (FAR)

SCALE: 1" = 50'-0"

NOTE: BUILDING HEIGHT SHALL BE MEASURED AS DEFINED WITHIN THE CITY OF CHICAGO ZONING ORDINANCE

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LEGEND:

THIN BRICK (STAND)

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V/ CAST STONE BASE

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EAST ELEVATION (FAR)

SCALE: 1" = 50'-0"

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EL. 39 -8

T/ RIDGE

EL. 34'-0"

SLAB

EL. 0'-0

EAST ELEVATION (FAR)

SCALE: 1" = 50'-0"

NOTE: BUILDING HEIGHT SHALL BE
MEASURED AS DEFINED WITHIN THE CITY OF CHICAGO ZONING ORDINANCE

MATERIAL LEGEND: ^

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THIN BRICK (STANDARD)^
CAST STONE TRIM
CAST STONE BASE
STUCCO (DRAINABLE TYPE)
SIMULATED SLATE SHINGLES (PVC OR RUBBER)
EXISTING BRICK (UTILITY SIZE)
EXISTING METAL SIDING

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WEST ELEVATION
SCALE: 1" = 50'-0"
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WEST ELEVATION
SCALE: 1" = 50'-0"
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NOTE: BUILDING HEIGHT SHALL BE MEASURED AS DEFINED WITHIN THE CITY OF CHICAGO ZONING ORDINANCE
MATERIAL LEGEND:

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THIN BRICK (STANDARD SIZE)
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CAST STONE BASE
STUCCO (DRAINABLE TYPE)
SIMULATED SLATE SHINGLES (PVC OR RUBBER)
EXISTING BRICK (UTILITY SIZE)
EXISTING METAL SIDING

SIMULATED SLATE SHINGLES (PVC OR RUBBER) BRICK (STANDARD SIZE)
i x a m a b m . e k b x i r r s n m i r s : ? r r l = - t : r r x . r n r r c : r x n n s . n » r ; a - « n f a n o 0 * t t o i f l w r m s a s s i u s a r a n w

WALL TO WALL
EAST ELEVATION (N. WESTERN AVE.)

TO. ROOF (RIDGE) 23'-5" A.F.F.

T.O. PARAPET

13'-2" A.F.F.

T.O. SLAB

0'-0" A.F.F.

T.O. ROOF (DRIVE THROUGH)

14'-11" A.F.F.

WALL TO WALL

ROOF DIMENSION

NORTH ELEVATION (W. ROSCOE ST.)

*ALL HEIGHTS AS GOVERNED BY CHICAGO ZONING ORDINANCE

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS:

3330 N. WESTERN AVE.

SUBMITTED: JANUARY 4, 2011

CPC DATE: JANUARY 20, 2011

SCALE: 1/16" = 1'-0"

ELEVATIONS - BUILDING 'B'

Chicago BijldsGreen

Project Name:

RIVERVIEW PLAZA

Project Location:

Project Type:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

3330 N WESTERN Ave

Ward No: Community Area No.

47

Check applicable:

Planned Development Redevelopment Agreement Cloning Change

RDA No: I

PD No: 213 Public project

Total land area in sq.ft.:

From:

To:

Project Size:

DPD Project Manager: BG/GR Matrix:

Landmark

Total building(s) footprint in sq.ft.:

440,007

Total vehicular use area in sq.ft.:

145,901

258,568

Enter First Name Last Name

Select project category:

Com. retail > 10,000 sf

Check applicable:

Financial Incentives: Qtif

- grif
- SBIF
- Land Sale Write Down
- Empowerment Zone Grant class L ind. Dev. Revenue Bonds Class 6b Bank Participation Loan DOH

Density Bonus:

Check applicable:

- Public plaza & pocket park
- Chicago Riverwalk improvements
- Winter gardens
- indoor through-block connection
- Sidewalk widening
- Arcades
- Water features in a plaza or pocket park Setbacks above the ground floor Lower level planting terrace Green roof
- Underground parking and loading Concealed above-ground parking

Chicago Builds Green

Page 1 of 3

Landscaping:

7' Landscape Setback Interior Landscape Area No. of Interior Trees No. of Parkway Trees

Reciilled_per.Zoning '.y^.'-^k.,' ■ ■ * "j?^ .^Codeor-Gfeen.- - |TafeProyided:byj .'Roof/Burtding Green' : the development:^;

Please fill, if applicable

Square footage: Square footage:

- • 11,230 **11,230**

. 25,857 " V ..

25,857

■ ■ ■ : • 207 ^ ^ ; SsN ■ ^ v ^ :

, ■ V " 124

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Open Space:

River Setback Private Open Space

Square footage Square footage.

Privately developed Public Open Space Square footage.

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Stormwater Management (At-grade volume control):

Permeable paving Raingarden Filter strip Bioswale Detention pond Native landscaping Rain-water collection cistern/barrel Total impervious area reduction

*Square footage, , ; [-, Check applicable:"**

Square footage: Gallons: Square footage.

• 0.

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,0'

Other sustainable surface treatments:

Green roof Energy Star roof High-albedo pavement

Squa/e footage: Square footage:

: ■ ■ ■ . • ; : : 7,000

7,000

' ■ ■ ' 0

Square footage:

■ ■ : V 0

Transportation:

No. of accessory parking spaces

Total no. Of parking spaces (Accessory + Non- Acc.)

No. of parking spaces dedicated to car sharing

services (E.g.: I-Go, Zip-Car) No. of bicycle parking

Within 600 ft of CTA or Metra station entrance

: • 547 • 547

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Page 2 of 3

Building Certification:

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Chicago Green Homes [two-star] '- □'-.^•^

Chicago Green Homes [three-star] f VI-Lv' 'iZB

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof-or Energy Star Building Certification-

Other sustainable strategies and/or Project Notes:

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2:-;Number of:interibritrees does hdtiinfcuBe frees provided w

landscape, setback along'property lines-.^*^ * , ;-V : ' 3. Total number'of trees on site: ;V ~~,< .,": • [] '■'v.} \ .: . ^ '

Parkway:.40 ; • ' • ; '■■V^P:--; V •'•■ -v, ■ ;

7' buffer:'59;(26)of which are exjs'tihg'.to remain)';-;' V; 1 ' Interior:J2H^("^^?of;whjch.is.existing^to'Ve^nairi)'•■'

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Chicago Builds Green

Page 3 of 3